



19 LLYS TUDFUL
CREIGIAU
CARDIFF CF15 9JZ

ASKING PRICE OF
£250,000



MID TERRACED PROPERTY



3



1



1



1

****THREE BEDROOM MID TERRACED PROPERTY** OPEN PLAN KITCHEN/DINING ROOM**QUIET CUL-DE-SAC**** A beautifully presented three bedroom mid terraced property. Entrance hallway with door leading into a good sized open plan living/dining room and well appointed kitchen. To the first floor; principal bedroom with modern built in wardrobes, a second double bedroom, family bathroom and third bedroom. Loft space with light and ladder. Well presented rear garden with timber shed. EPC Rating: C

LOCATION

The property is situated in the sought after semi-rural village of Creigiau close to local amenities which include a public house, restaurant, primary school, post office, Tesco Express, golf club and recreational park. There are well regarded primary and secondary schools close by. The property is also ideally located to links leading to the M4 motorway.

ENTRANCE

ENTRANCE HALLWAY

4' 7" x 3' 9" (1.40m x 1.15m)

Entered via a composite door, quality wood effect laminate flooring, radiator. Quarter turning staircase leading to first floor.

OPEN PLAN LIVING/DINING ROOM

21' 5" x 11' 8" (6.53m x 3.58m)

A spacious family living/dining area. Quality wood effect laminate flooring. Two radiators. uPVC window to front. uPVC window to rear overlooking the garden. Door to kitchen.

FIRST FLOOR

LANDING

8' 4" x 6' 5" (2.56m x 1.98m)

Storage cupboard housing hot water cylinder. Doors leading to bedrooms and family bathroom. Loft access with ladder and light.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 672 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

8' 4" x 7' 10" (2.55m x 2.41m)

Appointed along three sides, white shaker style kitchen with eye and low level cupboards beneath laminate worktops. Integrated four ring gas hob with extractor fan, integrated oven and grill, space for fridge freezer, space for washing machine. uPVC door and window to rear.

BEDROOM ONE

9' 8" x 9' 0" (2.97m x 2.75m)

A good sized principle bedroom with modern built in wardrobes. Radiator. Window to front.

BEDROOM TWO

8' 8" x 6' 9" (2.65m x 2.06m)

A second double bedroom. Modern built in sliding door wardrobes. Radiator. Window to rear.

BEDROOM THREE

6' 9" x 6' 6" (2.06m x 1.99m)

A third bedroom. Built in seat. Radiator. window to front.

FAMILY BATHROOM

6' 8" x 6' 1" (2.05m x 1.86m)

White suite; low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer taps and shower. Extractor fan. Shaving point. Radiator. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

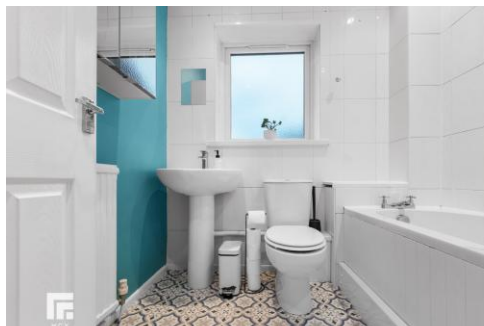
Bordered by a timber fence, a well maintained garden. Decked area and paved patio leading to a flat laid lawn. Stepping stones to raised paved area with timber shed (with power). Outside Tap. Outside power socket.

FRONT

Lawn area with mature shrubs and stone pathway leading to door with outside light and open porch. External wooden cupboard housing 'IDEAL' gas central heating boiler.

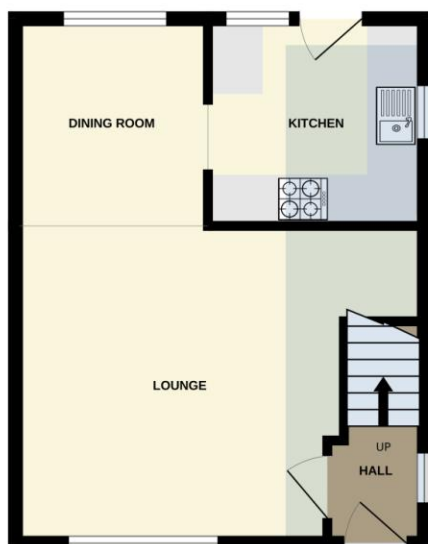


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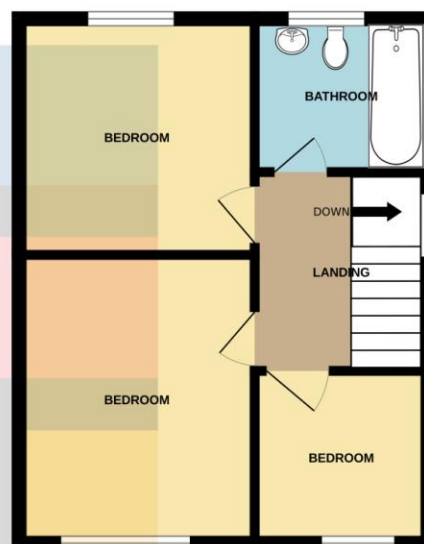


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GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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